

IN RE: PETITION FOR VARIANCE
S/S Seneca Park Road, 600' W
of Beach Road
(848 Seneca Park Road)
15th Election District
5th Councilmanic District

John V. Goldian, et ux
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 98-395-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner for consideration of a Petition for Variance filed by the owners of the subject property, John V. and Brenda B. Goldian. The Petitioners seek relief from Sections 1B02.3.C and 400.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an undersized lot width of 50 feet in lieu of the required 55 feet, and a side yard setback of 7 feet in lieu of the required 10 feet for a proposed dwelling, and to permit an accessory structure (detached garage) height of 17 feet in lieu of the maximum allowed 15 feet. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition were Mr. and Mrs. John Goldian, property owners. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property is a waterfront lot on Seneca Creek, consisting of a gross area of .45363 acres, more or less, zoned D.R. 5.5. The property is rectangular in shape, approximately 50 feet wide by 380 feet deep, and is improved with a single family dwelling, attached garage and an accessory shed. Testimony indicated that the existing dwelling was used as a shore home for many years and has

ORDER RECEIVED FOR FILING

Date

By

been added on to through the years to accommodate year-round use. However, the dwelling is in poor physical condition, with rotted wood and termite damage, and the Petitioners are desirous of replacing same with a new dwelling. In accordance with Petitioner's Exhibit 1, the Petitioners propose to remove most of the original structure and retain the 26' x 25' addition thereto. This addition is currently being used as a living room/dining room/sun room combination; however, the Petitioners propose to convert this addition to a detached garage. Due to the height of the structure that is proposed for conversion into a detached garage, and the narrow width of the property overall, the requested variance relief is necessary in order to proceed with the proposed improvements.

After due consideration of the testimony and evidence presented, in the opinion of this Deputy Zoning Commissioner, the relief requested sufficiently complies with the requirements of Sections 307.1, 307.2 and 500.14 of the Baltimore County Zoning Regulations (B.C.Z.R.) and should therefore be granted. There is no evidence in the record that the subject variance would adversely affect the health, safety, and/or general welfare of the public. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

The facts and evidence presented have established that special conditions or circumstances exist which are peculiar to the land or structures located within the Chesapeake Bay Critical Areas of Baltimore County; that to deny the relief requested would result in practical difficulty, unreasonable hardship, or severe economic hardship upon the Petitioner, and that strict compliance with the Chesapeake Bay Critical Area requirements and the B.C.Z.R. would deprive the Petitioner of rights commonly

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6/15/98
BSP
Date
107

enjoyed by other properties in similar areas within the Chesapeake Bay Critical Areas in Baltimore County. The granting of the relief requested will not confer upon the Petitioner any special privilege that would be denied by the critical area regulations to other lands or structures within the Chesapeake Bay Critical Areas. The relief requested is in harmony with the general spirit and intent of the Critical Areas legislation for Baltimore County and conforms to the requirements as set forth in Section 500.14 of the B.C.Z.R.

In accordance with Section 500.14 of the B.C.Z.R., the Director of the Department of Environmental Protection and Resource Management has submitted recommendations which describe what steps the Petitioner must take to insure that the relief requested complies with the following Chesapeake Bay Critical Areas requirements to:

- 1) Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have run off from surrounding lands;
- 2) Conserve fish, wildlife, and plant habitat; and
- 3) Be consistent with established land use policies for development in the Chesapeake Bay Critical Area which accommodate growth and also address the fact that, even if pollution is controlled, the number, movement, and activities of persons in that area can create adverse environmental impacts.

These recommendations shall be attached hereto and become a permanent part of the decision rendered in this case. There is no evidence in the record that the relief requested would adversely affect the health, safety, and/or general welfare of the public provided there is compliance with the requirements of the Department of Environmental Protection and Resource Management as more fully described below.

ORDER RECEIVED FOR FILING

Date

By

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.


THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 15th day of June, 1998 that the Petition for Variance seeking relief from Sections 1B02.3.C and 400.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an undersized lot width of 50 feet in lieu of the required 55 feet, and a side yard setback of 7 feet in lieu of the required 10 feet for a proposed dwelling, and to permit an accessory structure (detached garage) height of 17 feet in lieu of the maximum allowed 15 feet, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.

2) The Petitioners shall not allow or cause the accessory structure to be converted to a second dwelling unit and/or apartments. The proposed garage shall contain no living or sleeping quarters, and no kitchen or bathroom facilities.

3) Compliance with the Zoning Plans Advisory Committee comments submitted by the Department of Environmental Protection and Resource Management (DEPRM), dated May 11, 1998, and by the Development Plans Review Division of the Department of Permits and Development Management (DPDM), dated May 11, 1998, copies of which are attached hereto and made a part hereof.

4) When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs



Baltimore County
Zoning Commissioner
Office of Planning and Zoning

Suite 112, Courthouse
400 Washington Avenue
Towson, Maryland 21204
(410) 887-4386

June 15, 1998

Mr. & Mrs. John V. Goldian
848 Seneca Park Road
Baltimore, Maryland 21220

RE: PETITION FOR VARIANCE
S/S Seneca Park Road, 600' W of Beach Road
(848 Seneca Park Road)
15th Election District - 5th Councilmanic District
John V. Goldian, et ux - Petitioners
Case No. 98-395-A

Dear Mr. & Mrs. Goldian:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy Kotroco".

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Chesapeake Bay Critical Areas Commission
45 Calvert Street, 2nd Floor, Annapolis, Md. 21401

DEPRM; People's Counsel; Case Files





Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at

x 848 SENECA PARK RD.

which is presently zoned

x DR5.5

This Petition shall be filed with the Department of Permits & Development Management

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1802.3.C, 400.2.

To allow a lot width of 50 ft and a

side yard setback of 7 ft for a proposed dwelling on an accessory structure (detached garage) height of 12 ft. in lieu of the required 55 ft, 18 ft. and maximum 15 ft. respectively - and any other variances deemed necessary, of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

x Existing structure in poor physical condition Rotting wood, previous termite damage, slanting floors and cracked foundations.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee.

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s)

x John V. Goldian

(Type or Print Name)

x John V. Goldian

Signature

x BRENDA B. GOLDIAN

(Type or Print Name)

x Brenda B. Goldian

Signature

x 848 Seneca Park Rd. x 410-341-0712

Address

Phone No

x Baltimore MD x 21220

City

State

Zipcode

Name, Address and phone number of representative to be contacted.

Name

Address

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates

Next Two Months

ALL

OTHER

REVIEWED BY:

DATE 4-21-98



Printed with Soybean Ink on Recycled Paper

Revised 9/5/95

98-395-A

#395

ZONING DESCRIPTION FOR
848 SENECA PARK ROAD
BALTIMORE, MARYLAND 21220

Beginning on the south side of Seneca Park Road at a distance of 600 \pm feet west of Beach Road. Being Lot #32 in the subdivision of Seneca Park Beach as recorded in Plat Book #8, Folio #45. Being 50' in width and .453 \pm acres in area in the 5th Council and 15th Election Districts.

395

98-395-A

**NOTICE OF ZONING
HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #88-395-A
848 Seneca Park Road
S/S Seneca Park Road, 600
+/- W of Beach Road
15th Election District
6th Councilmanic District
Legal Owner(s):

John V. Goldian & Brenda B. Goldian

Variance: to allow an (under-sized) lot width of 50 feet and a side yard setback of 7 feet for a proposed dwelling and an accessory structure (detached garage) with a height of 17 feet in lieu of the minimum 55 feet and 10 feet and maximum 15 feet, respectively, and any other variances deemed necessary.

Hearing: Thursday, June 4, 1998 at 11:00 a.m., in Room 407, County Courts Bldg., 401 Bosley Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Call (410) 887-3353.

(2) For information concerning the File and/or Hearing, Please Call (410) 887-3391.

5/108 May 14

C228202

CERTIFICATE OF PUBLICATION

TOWSON, MD., 5/14/, 1998

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 5/14/, 1998.

THE JEFFERSONIAN,

A. Henickson

LEGAL AD. - TOWSON

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

Item No. 153149
395

DATE 4-21-98 ACCOUNT R-001-6150
AMOUNT \$ 50.00

RECEIVED FROM: John Goldstein

FOR: Residential Variance Filing Fee
848 Seneca Park Rd.

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

PROCESS	ACTUAL	TIME
4/21/1998	4/21/1998	11:32:04

REG. 4504 CASHIER LSN. LXS DRAWER 4
5 MISCELLANEOUS CASH RECEIPT
Receipt # 046592 OFLN
CR NO. 053149

50.00 CHECK
Baltimore County, Maryland

98-395-A

CASHIER'S VALIDATION

RE: PETITION FOR VARIANCE
848 Seneca Park Road, S/S Seneca Park Rd, 600' +/-
W of Beach Rd, 15th Election District, 5th
Councilmanic

Legal Owners: John V. and Brenda B. Goldian

Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case Number: 98-395-A

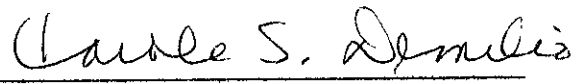
* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates of other proceedings in this matter and of the passage of any preliminary or final Order.



Peter Max Zimmerman
People's Counsel for Baltimore County



Carole S. Demilio
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 29th day of May, 1998, a copy of the foregoing Entry of Appearance was mailed to John V. and Brenda B. Goldian, 848 Seneca Park Road, Baltimore, MD 21220, Petitioner(s).


PETER MAX ZIMMERMAN

CERTIFICATE OF POSTING

Case: 98-105-A
Petitioner/Developer:
(John V. Goldian)
Date of Hearing/Closing:
(June 4, 1998)

**Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204**

Attention : Ms. Gwendolyn Stephens

Ladies and Gentleman:

**This letter is to certify under the penalties of perjury that the necessary sign(s) required by
law were posted conspicuously on the property located at _____**

848 Seneca Park Road Baltimore, Maryland 21220 _____

**The sign(s) were posted on _____ May 20, 1998 _____
(Month, Day, Year)**

Sincerely,

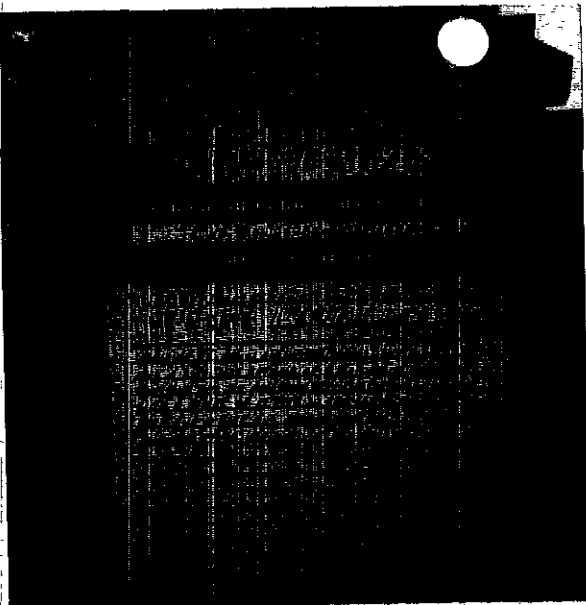

(Signature of Sign Poster & Date)

_____ Thomas P. Ogle, Sr. _____

_____ 325 Nicholson Road _____

_____ Baltimore, Maryland 21221 _____

**_____ (410)-687-8405 _____
(Telephone Number)**





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

May 4, 1998

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 98-395-A
848 Seneca Park Road
S/S Seneca Park Road, 600' +/- W of Beach Road
15th Election District - 5th Councilmanic District
Legal Owner: John V. Goldian & Brenda B. Goldian

Variance to allow an (undersized) lot width of 50 feet and a side yard setback of 7 feet for a proposed dwelling and an accessory structure (detached garage) with a height of 17 feet in lieu of the minimum 55 feet and 10 feet and maximum 15 feet, respectively, and any other variances deemed necessary.

HEARING: Thursday, June 4, 1998 at 11:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

c: Brenda & John Goldian

- NOTES: (1) **YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY MAY 20, 1998.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 410-887-3353.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 410-887-3391.



TO: PATUXENT PUBLISHING COMPANY
May 14, 1998 Issue - Jeffersonian

Please forward billing to:

John Goldian 410-344-0742
848 Seneca Park Road
Baltimore, MD 21220

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 98-395-A
848 Seneca Park Road
S/S Seneca Park Road, 600' +/- W of Beach Road
15th Election District - 5th Councilmanic District
Legal Owner: John V. Goldian & Brenda B. Goldian

Variance to allow an (undersized) lot width of 50 feet and a side yard setback of 7 feet for a proposed dwelling and an accessory structure (detached garage) with a height of 17 feet in lieu of the minimum 55 feet and 10 feet and maximum 15 feet, respectively, and any other variances deemed necessary.

HEARING: Thursday, June 4, 1998 at 11:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue


Lawrence E. Schmidt

scj

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 410-887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 410-887-3391.

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: _____

Petitioner: John Goldian

Address or Location: 848 Seneca Park Rd

PLEASE FORWARD ADVERTISING BILL TO:

Name: John Goldian

Address: 848 Seneca Park Rd.

Baltimore, MD 21220

Telephone Number: 410-344-0742

Revised 2/20/98 - SCJ

48-395-A

Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than _____.

Format for Sign Printing, Black Letters on White Background:

ZONING NOTICE

Case No.: 98-395-7

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

PLACE: _____

DATE AND TIME: _____

REQUEST: A Variance to allow a lot width of 50 ft, a side yard setback of 7 ft (for a proposed dwelling) and an accessory structure (detached garage) height of 12 ft in lieu of the minimum required 55 ft, 10 ft, and maximum 15 ft, respectively and any other Variances deemed necessary.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

May 27, 1998

Mr. and Mrs. John Goldian
848 Seneca Park Road
Baltimore, MD 21220

RE: Item Number: 395
Case Number: 98-395-A
Petitioner: John Goldian, et ux

Dear Mr. and Mrs. Goldian:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on April 21, 1998.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Gwen Stephens in the zoning office (410-887-3391).

Sincerely,

A handwritten signature in cursive script that reads "W. Carl Richards, Jr.".

W. Carl Richards, Jr.
Zoning Supervisor

WCR:rye

Enclosures



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
and Development Management

DATE: May 12, 1998

FROM: Arnold F. 'Pat' Keller, III, Director
Office of Planning

SUBJECT: 848 Seneca Park

INFORMATION

Item Number: 395
Petitioner: John V. Godian
Zoning: DR 5.5
Requested Action: Variance

Summary of Recommendations:

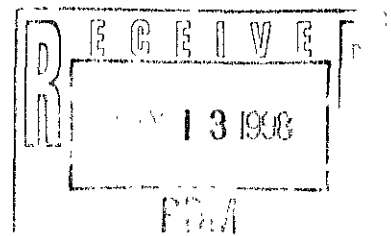
The Office of Planning supports the applicant's variance request to replace the existing dwelling. Along with the construction of a new home, the petitioner proposes other physical changes to the property. As a portion of the existing structure will be converted for storage space, it would appear that the need for the accessory structure near Seneca Park Road no longer exists; therefore, staff recommends it be removed. In addition, the proposed variance for the portion of the deck adjacent to the Lenzenweger property is not justified by an apparent reasonable hardship or practical difficulty. For the above-stated reason, staff recommends this particular request be denied unless it can be demonstrated that the proposed deck meets the approval of the adjacent property owners.

A site visit may be prudent prior to any final consideration of this matter by the Zoning Commissioner.

Prepared by: Jeffrey M. Long

Division Chief: Gary L. Kerns

AFK/JL



Due Date: May 11, 1998

TO: Arnold Jablon

FROM: R. Bruce Seeley *RB/JP*

SUBJECT: Zoning Item #395

Goldian Property, 848 Seneca Park Road

Zoning Advisory Committee Meeting of May 4, 1998

----- The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

----- The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.

X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

----- Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).

----- Development of this property must comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code).

X Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).

X The property is limited to 25 % impervious surfaces. Impervious surfaces include, but are not limited to, houses, sheds, driveways, sidewalks, patios, garages, roofed areas or structures, canopies, and decks not constructed to remain pervious.

X The site plan submitted for permit must show all existing and proposed impervious surfaces and the calculations. The site plan must also show all existing trees, and the 100 foot Tidal Buffer.

X The site must comply with the Buffer Management Area Plan for the proposed deck. The deck must remain pervious.

- ☒ A 15% Forest Cover (minimum 6 native deciduous trees), must be maintained on the site.
- ☒ GWM: An evaluation of the septic system must be conducted prior to approval of building permit. Contact GWM at 410-887-2762.

B A L T I M O R E C O U N T Y , M A R Y L A N D

I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director
 Department of Permits & Development
 Management

Date: May 11, 1998

FROM: Robert W. Bowling, Chief
 Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting
 for May 11, 1998
 Item No. 395

The Development Plans Review Division has reviewed the subject zoning item. The property to be developed is located adjacent to tidewater. The Developer is advised that the proper sections of the Baltimore County Building Code must be followed whereby elevation limitations are placed on the lowest floor (including basements) of residential (commercial) development.

In conformance with Federal Flood Insurance requirements, the first floor or basement floor must be at least 1 foot over the flood plain elevation in all construction.

The minimum flood protection elevation for this area is 11.2 feet.

RWB:HJO:jrb

cc: File

ZONE0511.395



Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4880

May 7, 1998

Arnold Jablon, Director
Zoning Administration and Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF May 4, 1998

Item No.: See Below

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

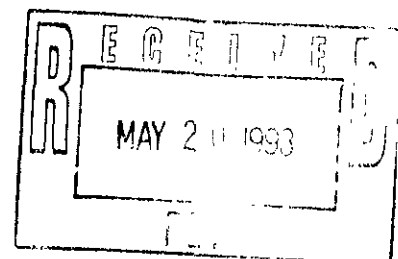
3. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

393, 395, 397, 398, 400, 402, and 403

REVIEWER: LT. ROBERT P. SAUERWALD

Fire Marshal Office, PHONE 887-4831, MS-1102F

cc: File





Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

David L. Winstead
Secretary

Parker F. Williams
Administrator

Ms. Gwen Stephens
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County 5.1.94
Item No. 395 JJS

Dear Ms. Stephens:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Thank you for the opportunity to review this item.

Very truly yours,

L. J. Gredlein
/s/ Ronald Burns, Chief
Engineering Access Permits
Division

LG

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

APR 6/14

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
and Development Management

DATE: May 12, 1998

FROM: Arnold F. 'Pat' Keller, III, Director
Office of Planning

SUBJECT: 848 Seneca Park

INFORMATION

Item Number: 395
Petitioner: John V. Godian
Zoning: DR 5.5
Requested Action: Variance

Summary of Recommendations:

Larry,
Karin Brown and I
Spoke to Mr Godian regarding
the underscored portion of
our comment. Godian has
agreed to move the shed
to another area of the
lot. Jeff Long 4/2/98

The Office of Planning supports the applicant's variance request to replace the existing dwelling. Along with the construction of a new home, the petitioner proposes other physical changes to the property. As a portion of the existing structure will be converted for storage space, it would appear that the need for the accessory structure near Seneca Park Road no longer exists; therefore, staff recommends it be removed. In addition, the proposed variance for the portion of the deck adjacent to the Lenzenweger property is not justified by an apparent reasonable hardship or practical difficulty. For the above-stated reason, staff recommends this particular request be denied unless it can be demonstrated that the proposed deck meets the approval of the adjacent property owners.

A site visit may be prudent prior to any final consideration of this matter by the Zoning Commissioner.

Prepared by:

Jeffrey W. Long

Division Chief:

Gary L. Kerns

AFK/JL

INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM

TO: Director, Office of Planning & Community Conservation
Attn: Ervin McDaniel
County Courts Bldg, Rm 406
401 Bosley Av
Towson, MD 21204

8 _____
Permit Number

FROM: Arnold Jablon, Director, Department of Permits & Development Management

RE: **Undersized Lots**

Pursuant to Section 304.2(Baltimore County Zoning Regulations) effective June 25, 1992; this office is requesting recommendations and comments from the Office of Planning & Community Conservation prior to this office's approval of a dwelling permit.

MINIMUM APPLICANT SUPPLIED INFORMATION:

☐ JOHN V and BRENDA B. GOLDIAN, 848 Seneca Park, Baltimore 21220 (410) 344-0742
Print Name of Applicant Address Telephone Number

☐ Lot Address 848 SENECA PARK RD Election District 15 Council District 5 Square Feet 19,760
Lot Location: N E S W / side / corner of Seneca Park Rd 600 feet from N E S W corner of Beech Rd
(street) (street)

Lead Owner GOLDIAN Tax Account Number 1503231070

Address 848 SENECA PARK RD Telephone Number 410-344-0742
BALTIMORE MD 21220

☐ CHECKLIST OF MATERIALS: to be submitted for design review by the Office of Planning & Community Conservation
PROVIDED?

	YES	NO
1. This Recommendation Form (3 copies)	—	—
2. Permit Application	—	<u>X</u>
3. Site Plan		
Property (3 copies)	<u>X</u>	—
Topo Map (available in Rm 204 C.O.B.) (2 copies) (please label site clearly)	<u>X</u>	—
4. Building Elevation Drawings	<u>X</u>	—
5. Photographs (please label all photos clearly)		
Adjoining Buildings	<u>X</u>	—
Surrounding Neighborhood	<u>X</u>	—

Residential Processing Fee Paid
Codes 030 & 080 (\$85)

Accepted by CAM
ZADM

Date 15 May 98

See Case
98-395-A

TO BE FILLED IN BY THE OFFICE OF PLANNING & COMMUNITY CONSERVATION ONLY!!

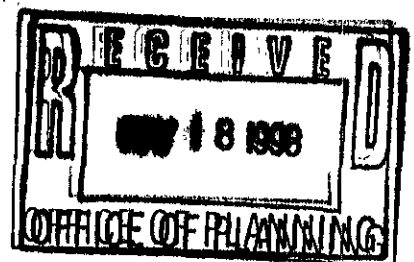
RECOMMENDATIONS/COMMENTS:

☐ Approval ☐ Disapproval ☒ Approval conditioned on required modifications of the permit to conform with the following recommendations: Subject to the zoning Commissioner's order
Item # 395

Signed by: Ervin McDaniel
for the Director, Office of Planning & Community Conservation

Revised 9/5/95

Date:
5/29/98



SCHEDULED DATES, CERTIFICATE OF FILING AND POSTING
FOR A BUILDING PERMIT APPLICATION PURSUANT TO SECTION 304.2
DEPARTMENT OF PERMITS & DEVELOPMENT MANAGEMENT
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

The application for your proposed Building Permit Application has been accepted
for filing by _____ on _____
Date (A)

A sign indicating the proposed Building must be posted on the property for
fifteen (15) days before a decision can be rendered. The cost of filing is
\$50.00 and posting \$35.00; total \$85.00.

In the absence of a request for public hearing during the 15-day posting period,
a decision can be expected within approximately four weeks. However, if a valid
demand is received by the closing date, then the decision shall only be rendered
after the required public special hearing.

*SUGGESTED POSTING DATE _____ D (15 Days Before C)

DATE POSTED _____

HEARING REQUESTED-YES _____ NO _____ -DATE _____

CLOSING DAY (LAST DAY FOR HEARING DEMAND) _____ C (B-3 Work Days)

TENTATIVE DECISION DATE _____ B (A + 30 Days)

*Usually within 15 days of filing

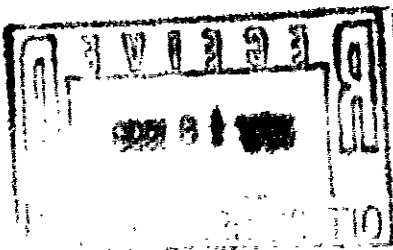
CERTIFICATE OF POSTING

District _____

Location of property: _____

Posted by: _____ Date of Posting: _____
Signature

Number of Signs: _____



125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141
443'	443'	443'	443'	426'	424'	422'	422'	422'	422'	422'	422'	422'	422'	422'	422'	422'
				Angela Laffoon	Wagener	Wagener	Wagener	Wagener	Howard Christopher not Res	Howard Christopher Res	Howard Christopher Res	Howard Christopher + Medeline Res	Joseph Lovett Res	Raymond + Virginia Kumpsholtz Res		
50'	50'	50'	50'	50'	50'	50'	50'	50'	50'	50'	50'	50'	50'	50'	50'	50'

24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40
310'	310'	310'	310'	310'	310'	310'	310'	310'	310'	310'	310'	310'	310'	310'	310'	310'
50'	50'	50'	50'	50'	50'	50'	50'	50'	50'	50'	50'	50'	50'	50'	50'	50'
BEACH				Adam Guizabowski	Wagener Bernard + Ruth Res	Augusta Seibel Res	Kenneth D Hubbard Joan Res	Goldman 19760, 572	Herman + Helian Lenzenveger not Res	Raymond + Jeffery Meule not Res	Donna + Joanne Madigan Res					
50'	50'	50'	50'	50'	50'	50'	50'	50'	50'	50'	50'	50'	50'	50'	50'	50'

CREEK

395

98-395-A

Plan to accompany petition for

Zoning Variance

Property address: 848 Seneca Park Rd.

Plat book 8 Folio 45 Lot # 32

SENECA PARK BEACH

Lot 136

Lot 137

Lot 135

600' TO BEACH ROAD

30' Seneca Park Ad

Front
Exist
Res.

gravel
drive
existing

SHED

TO REMAIN.

garage
L424

EXIST.
Res.

25' 25' 25'
sun
room

septic
tank

Exist.
Res.
Front

Proposed
Pile
House
Const.
30'x58'

NEW
Deck

FRONT
Lot
32

Exist
Res
Front

Lot
31

Lot
32

Lot
33

50'

50'

50'

Owners: LOT 32

John + Brenda Goldian
848 Seneca Park Road
Baltimore, MD 21220

Home phone (410) 344-0742

owners of adjacent Lots

Lot 31. Hubbard, Kenneth D.
Hubbard, Joan A.
846 Seneca Park Rd.
Baltimore MD. 21220

Deed 8434/211 #1502200110

Lot 33. Lenzenweger, Herman F.
Lenzenweger, Helen A.
21 Glade Ave
Baltimore, MD 21236

Deed 9567/173 #1512200650

Lot 135 Christopher, Howard W.
841 Seneca Park Rd.
Baltimore MD 21220

Deed 5330/93 #1503231940

Lot 136 Christopher, Howard W.
Christopher, Madeline E.
845 Seneca park Rd
Baltimore MD 21220

Deed 1298/401 #1503230960

X = EX. PART OF DWG.
TO BE REMOVED.
REMAINER TO BE
CONVERTED INTO ACCESS
STRUCTURE. HEIGHT OF
STRUCTURE TO REMAIN 17'

TO REMAIN

3' setback
Approved as
the Spirit, Intent
of my decision dated
June 15, 1998.
TRK 8/21/98

Prepared By.
John V. Goldian
2/20/98

scale 1" = 50'

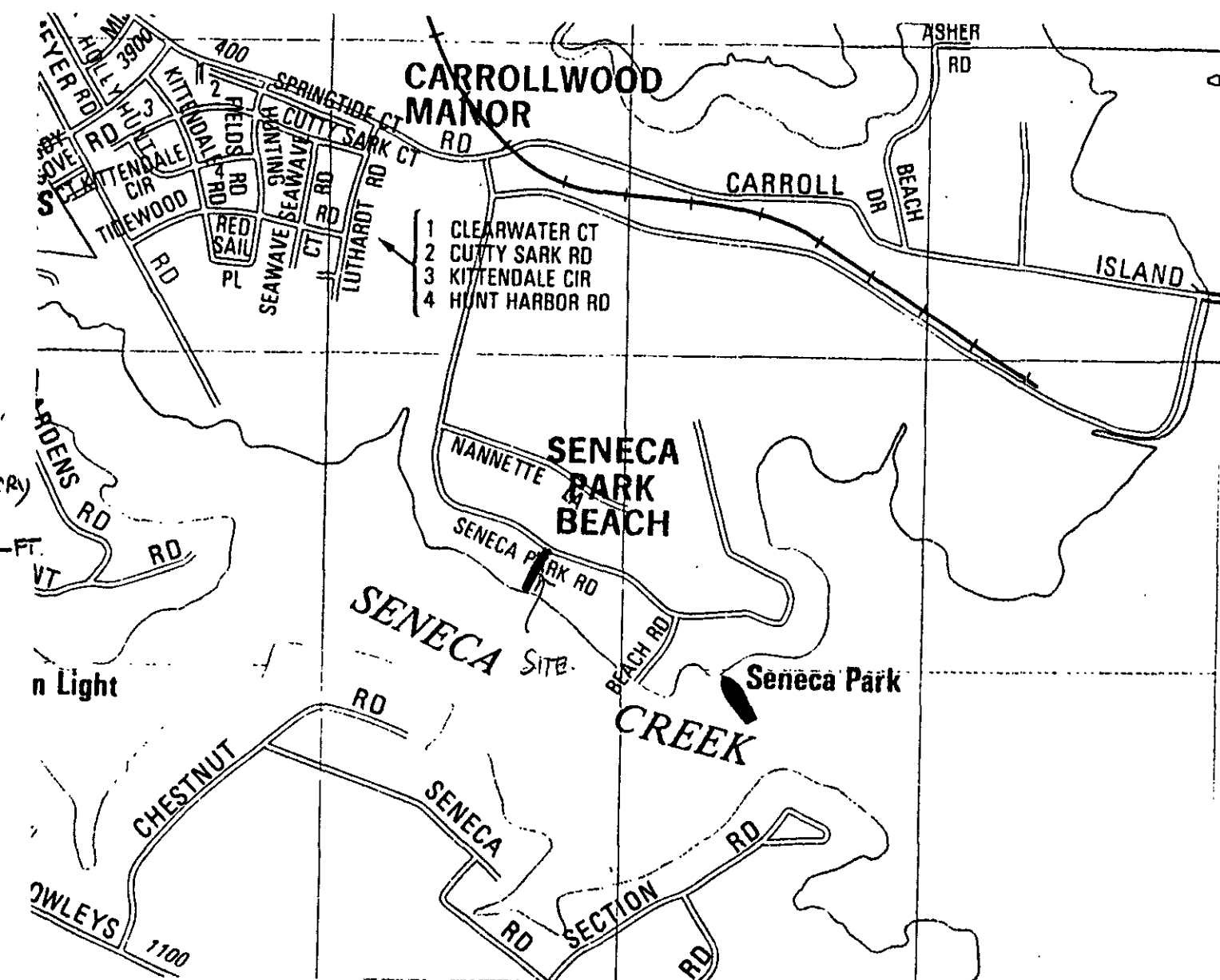
FIRM MAP #0435

FLOOD ZONE A

Elevat. 4.2' MAP NE 3-L FP 10.2

Seneca Creek

SITE IS IN 100 YEAR
FLOOD PLAIN. BUILDINGS
WILL BE CONSTRUCTED IN
ACCORDANCE WITH FLOOD PLAIN
REGULATIONS.



Location Information

Councilmanic District 5

Election District 15

1" = 200' scale Map NE - 3L

Zoning DR5.5

Lot Size .45363 acres

19,760.0 square Feet

Public Pri

Sewer
Water

☐ ☒ ☐

yes

Chesapeake Bay Critical Area
Prior Zoning Hearings: no

Zoning Office Use Only

reviewed by:

Item #

Case #

↑
Hubbard
Lot 31

↑
Goldian
Property
Lot 32

↑
Lenzenweger
Lot 33

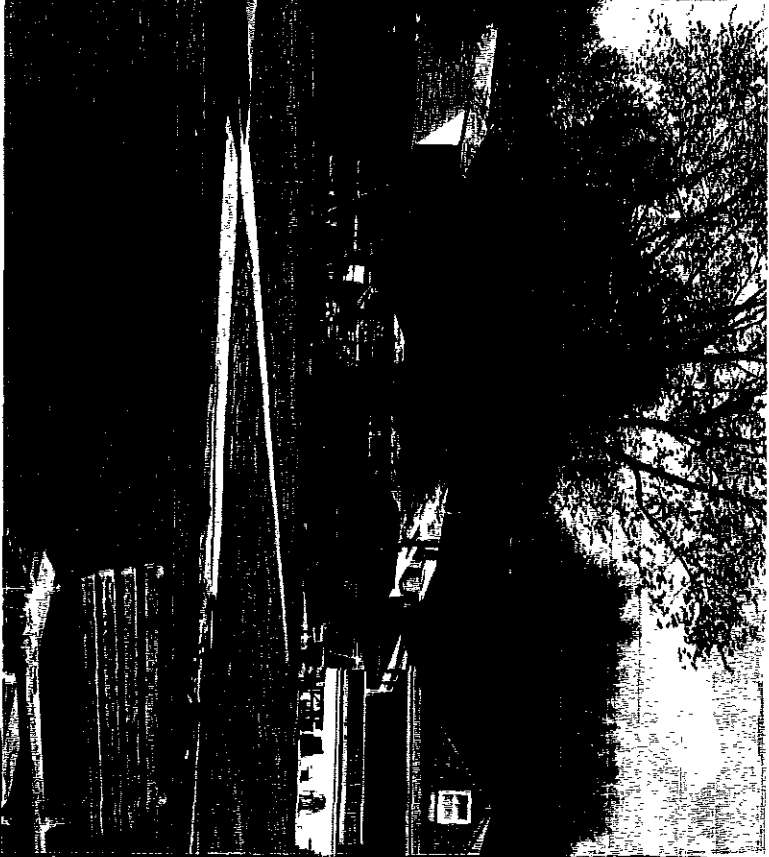
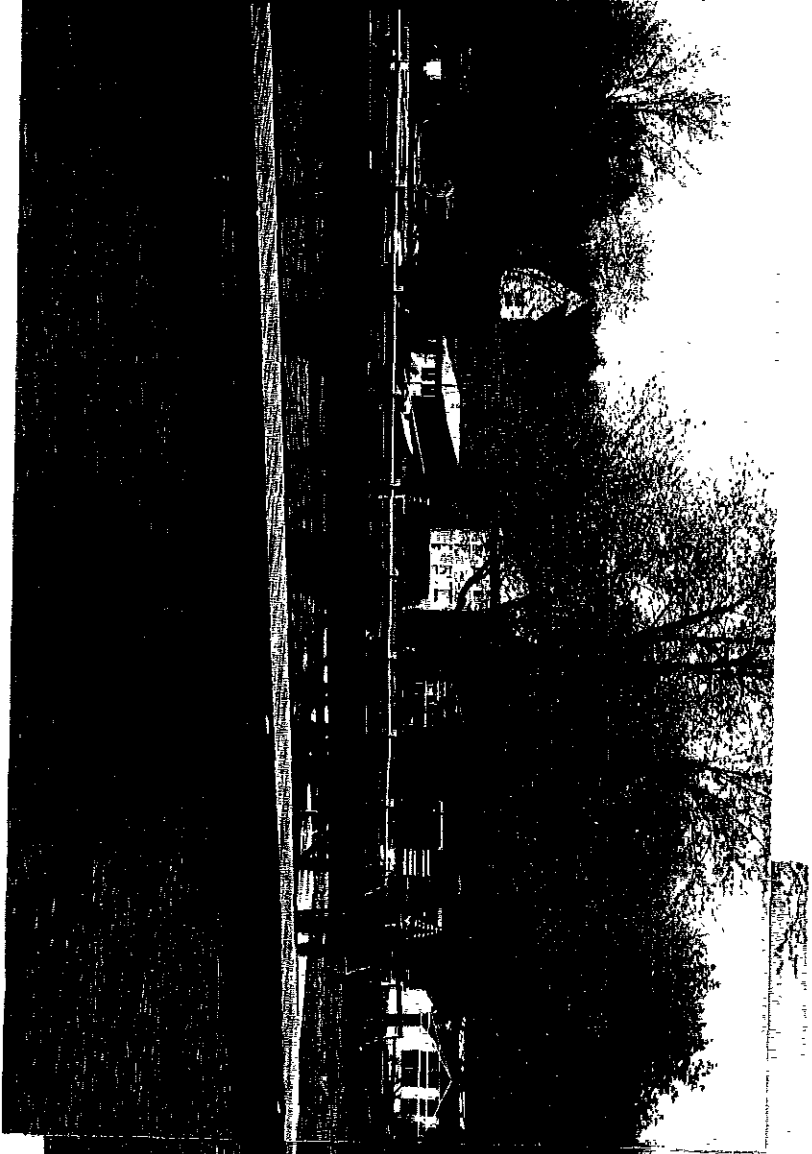
98-395-A

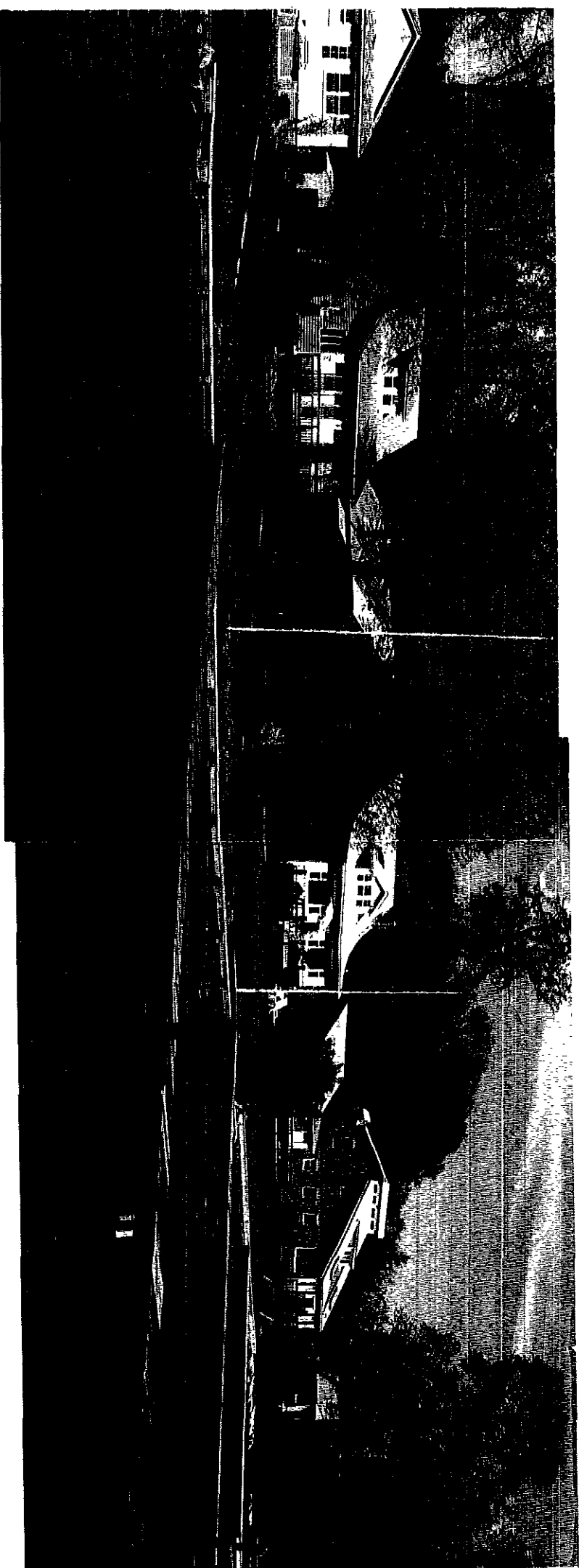


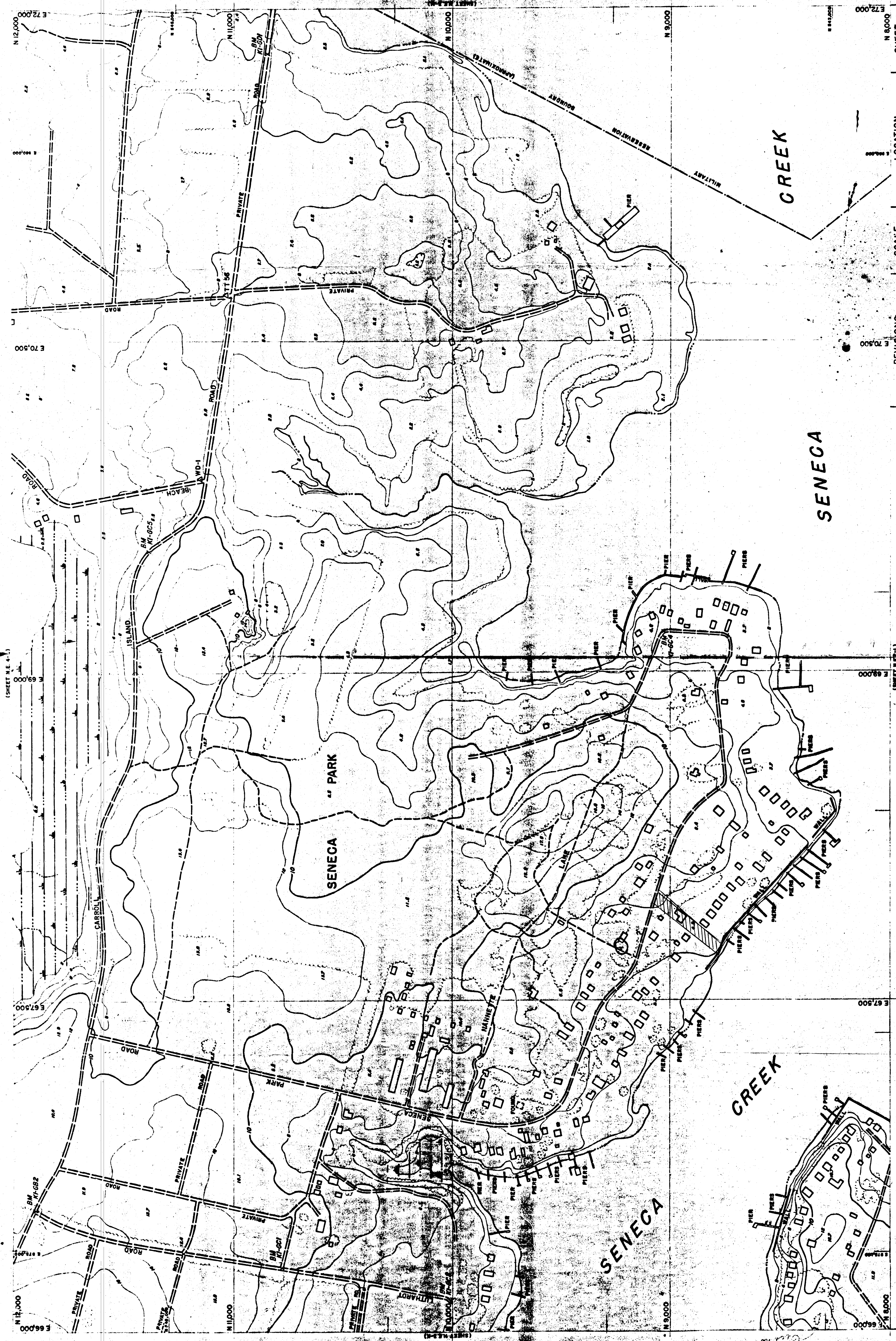


Baltimore County
Office of Planning
401 Bosley Avenue
Towson, Maryland 21204

Photographs





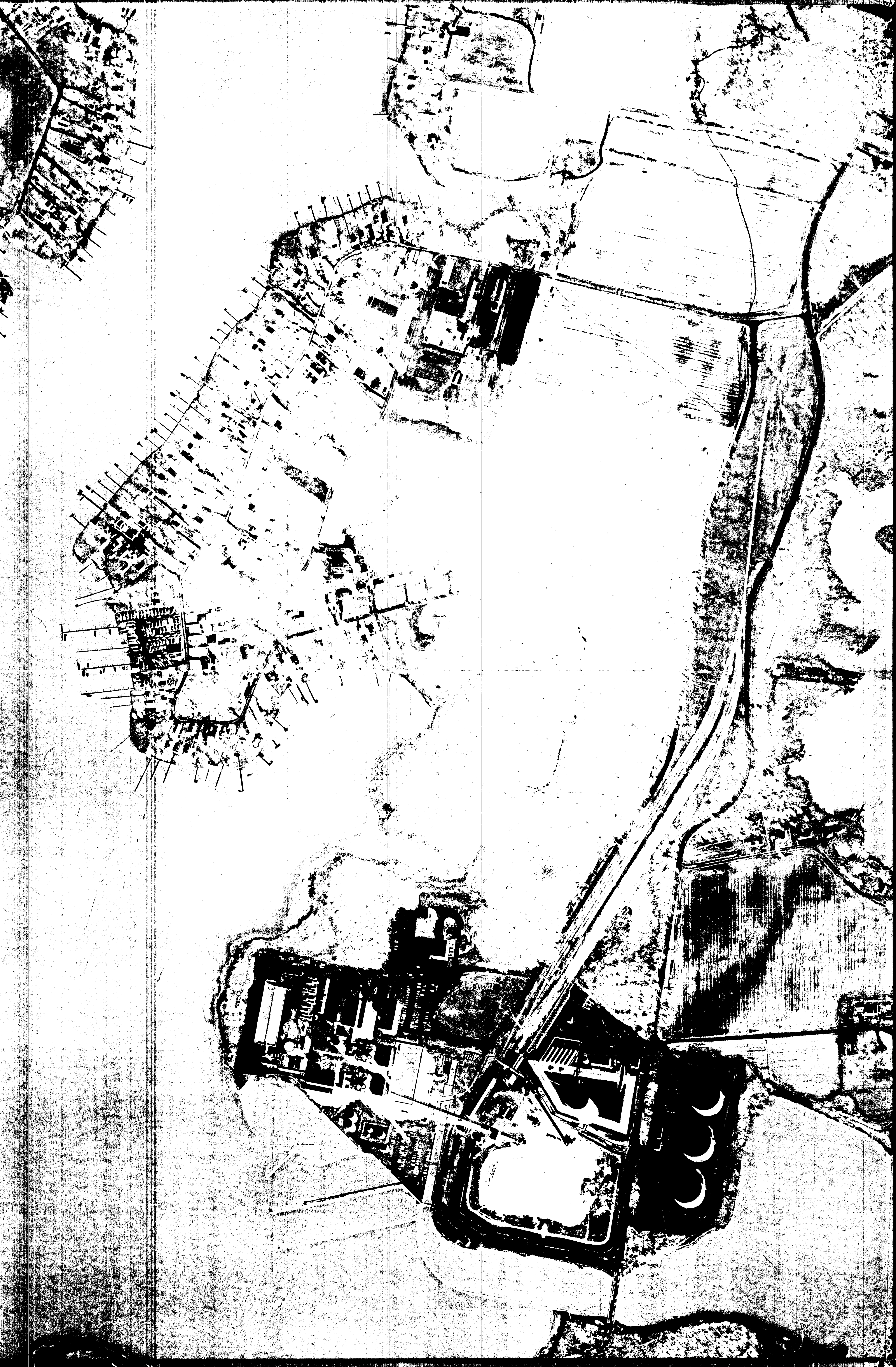


PHOTOGRAMMETRIC MAP OF
BALTIMORE COUNTY METROPOLITAN AREA

REVISIONS		SCALE	LOCATION	SHEET
BY	DATE	1" = 200'	SENECA PARK	N.E. 3-L
	7-30-82			
		DATE OF PHOTOGRAPHY		
		DEC. 1954		

Topography Compiled By Photogrammetric Methods
ABRAMS AERIAL SURVEY CORP. LANSING, MICH.

98-395-A

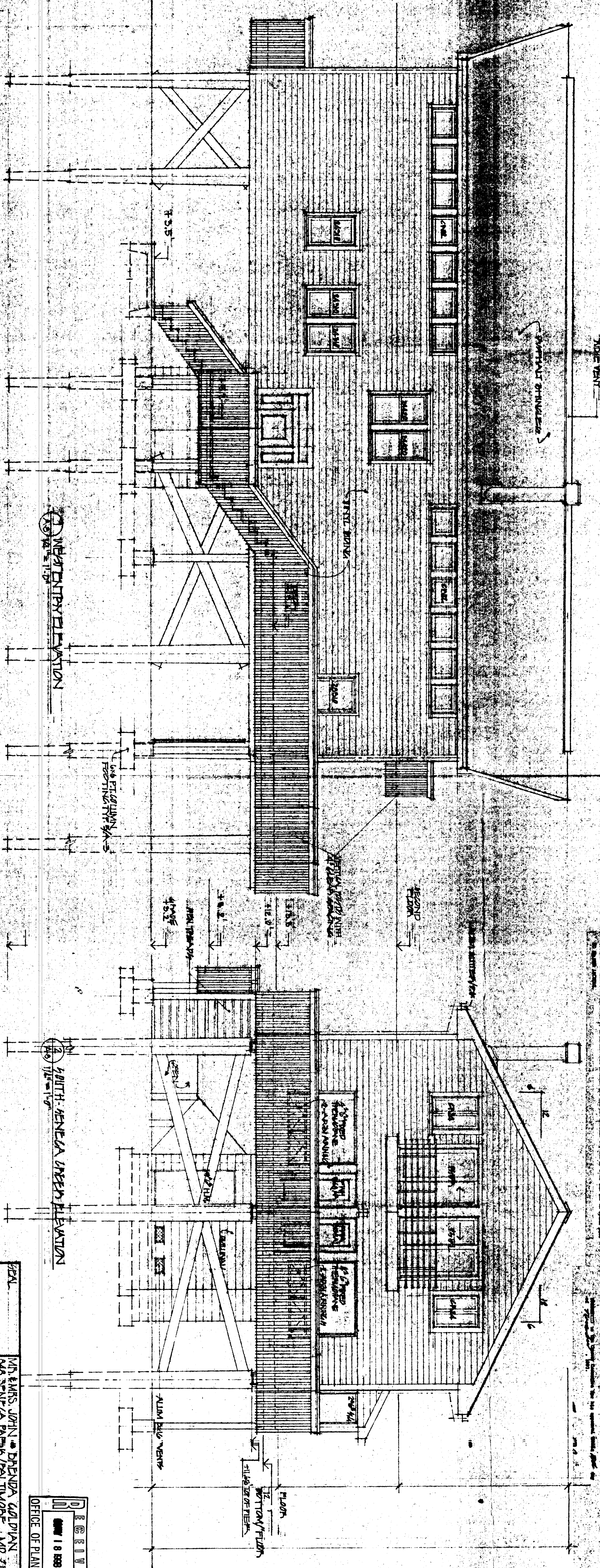


PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W. V. 25401

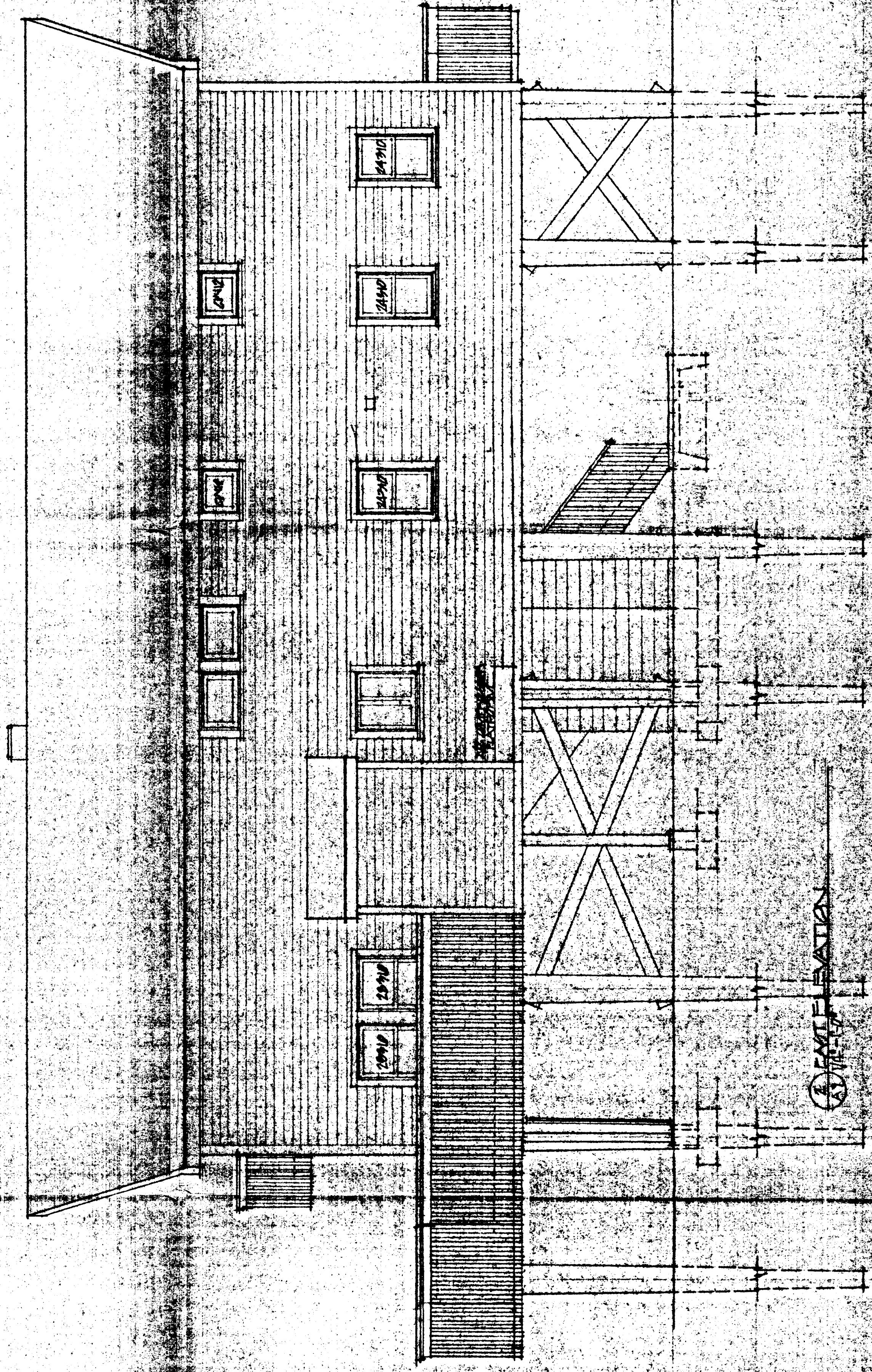
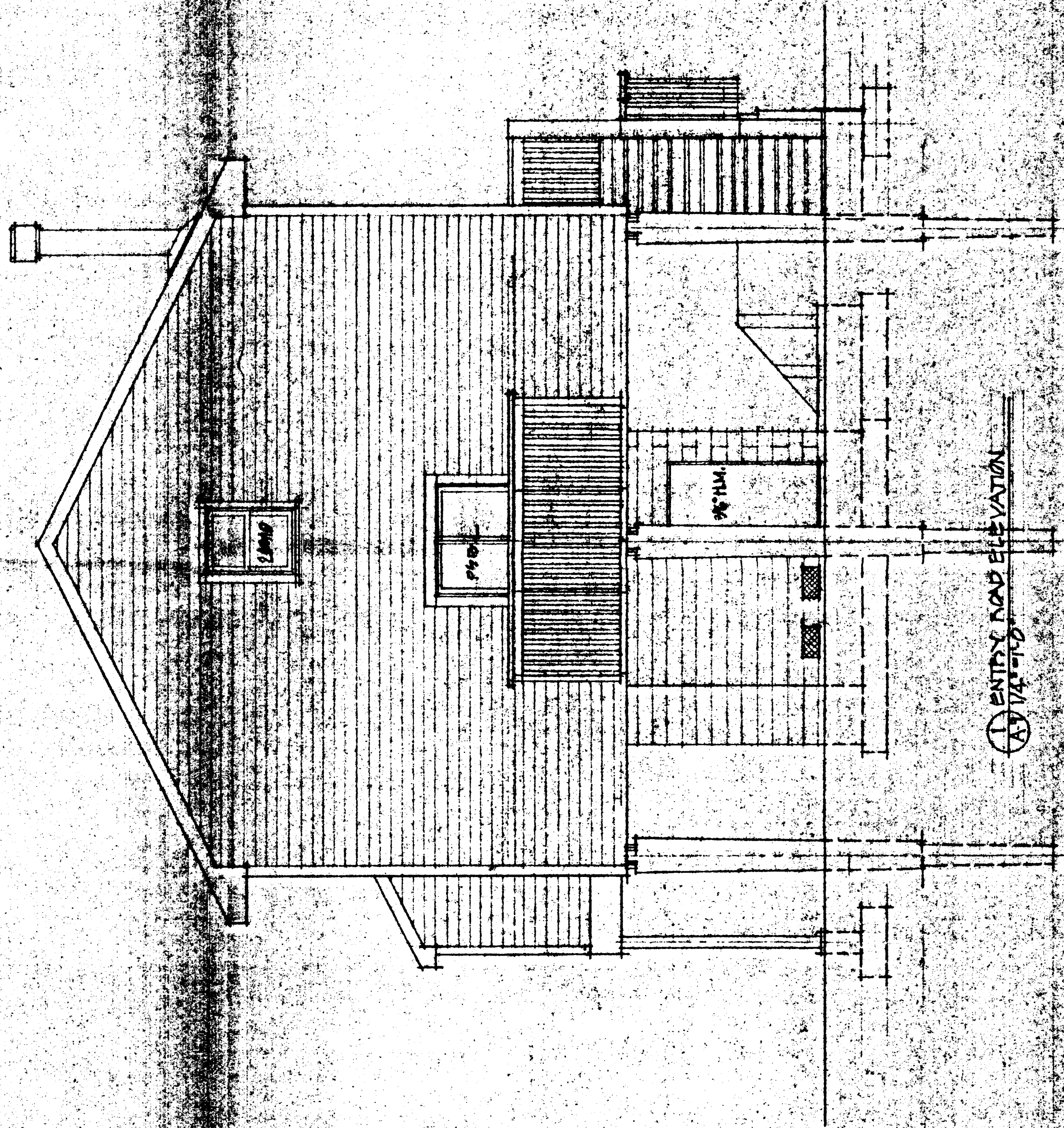
BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE	LOCATION	SHEET
1" = 200' ±	SENECA PARK	N.E. 3-L
DATE OF PHOTOGRAPHY JANUARY 1986	98-395-A	

285



2221
MR. & MRS. JOHN A. DRENNAN, CO. PLAN
648 SEVENA PARK, BALTIMORE, MD. 21220
SCALE 1/2" = 1'-0"
DATE JAN. 11, 1938
ELEVATION 5
EDWARD M. GANNING ARCHT.
1000 POND CREEK RD., BALTIMORE, MD. 21206 A.D. 12



FRONT ELEVATION

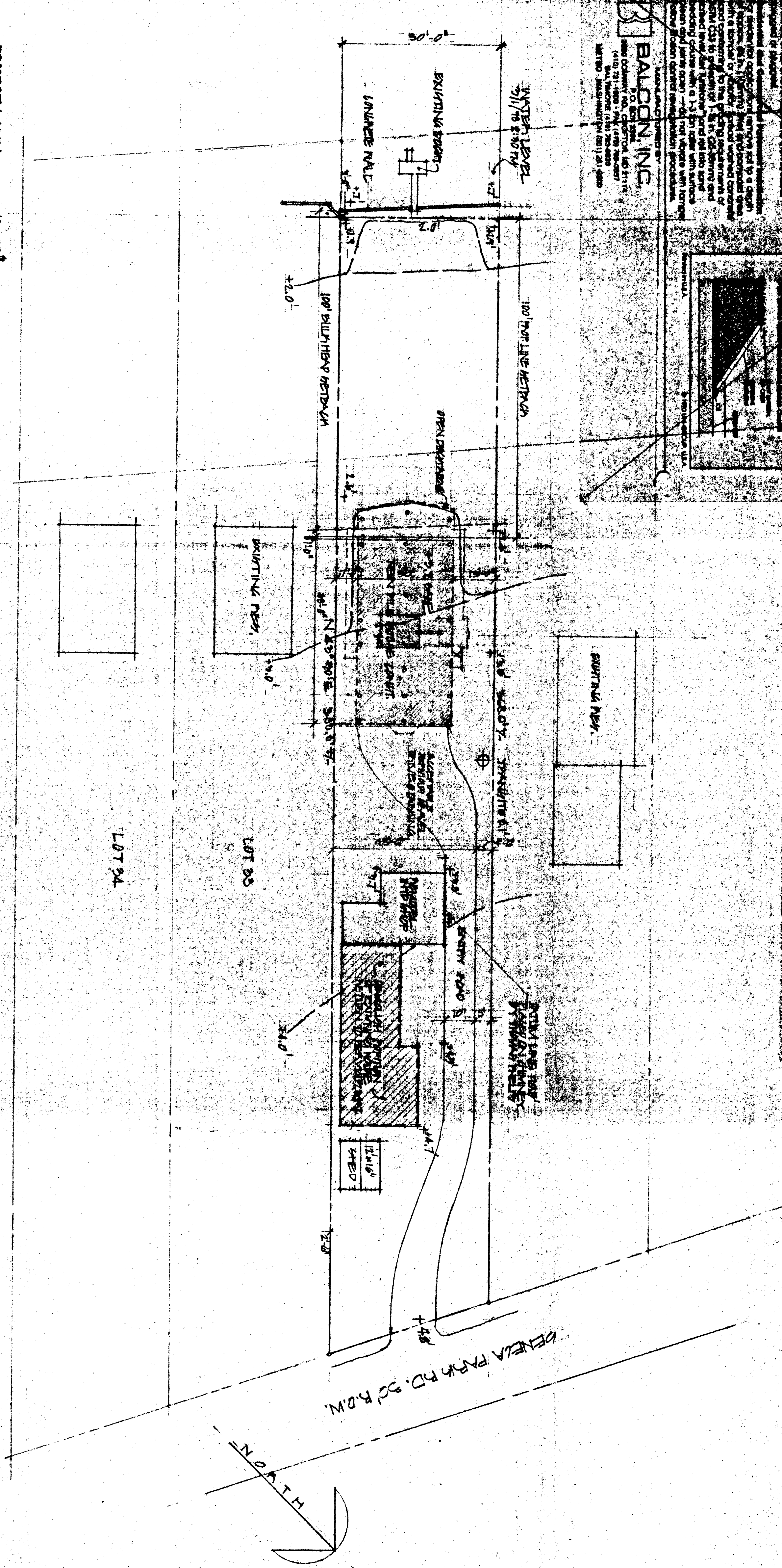
SIDE ELEVATION

MR. JAMES J. SPENDRUP, JR.
 645 E. 12th St., N.W.
 ALBANY, N.Y. 12207
 ARCHITECT
 DRAWN BY: J. SPENDRUP, JR.
 SCALE: 1/4" = 1'-0"

RECEIVED
 MAY 10 1968
 OFFICE OF PLANNING


































[illegible][illegible]

ADV AREA LOCATION



GENERAL CREEK AID

[illegible]

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